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# UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

# FORM D

# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR ORM LIMITED OFFERING EXEMPTION

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SEC USE ONLY							
Prefix	Serial						
DATE R	ECEIVED						

UNIFORM LIMITED OFFERING EXEMPTION	
Name of Offering ( check if this is an amendment and name has changed, and indicate change.)	
Limited partnership interests in Newlin Realty Partners II, LP	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) ULOE	
Type of Filing: New Filing 🖾 Amendment	
A. BASIC IDENTIFICATION DATA	
Enter the information requested about the issuer	<b>!!</b> !
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)	11
Newlin Realty Partners II, LP  08053529	
Address of Executive Offices (Number and Street, City, State, Zip Code)	
44 Nassau Street, Suite 365, Princeton, NJ 08542 (609) 924-9240	
Address of Principal Business Operations (Number and Street, City, State, Zip Code)  Telephone Number (Including Area Code)	
(if different from Executive Offices)  PROCESSED  SEC MAII	<b>a</b>
	<u> </u>
Brief Description of Business ILIN 2 6 2008	
JON 2 2 ESSO JULY S D KUUE	}
Type of Business Organization THOMSON REUTERS	
Composition	
business trust limited partnership, to be formed Washington, C	JU
Month Year	
Actual or Estimated Date of Incorporation or Organization:	
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:	
CN for Canada; FN for other foreign jurisdiction)	
GENERAL INSTRUCTIONS	
Federal:	
Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq	. or
15 U.S.C. 77d(6).	
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S.	
Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address	ess
after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.	
Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.	
Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed	i
must be photocopies of the manually signed copy or bear typed or printed signatures.	
Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any	
changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and	
Appendix need not be filed with the SEC.	
Filing Fee: There is no federal filing fee.	
State:	

- ATTENTION -

ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

this notice and must be completed.

#### A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; · Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. □ Director ☐ General and/or Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Honstein, Robert L. Business or Residence Address (Number and Street, City, State, Zip Code) 44 Nassau Street, Suite 365, Princeton, NJ 08542 ☐ Executive Officer □ Director General and/or ☐ Beneficial Owner Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Newlin Capital Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 44 Nassau Street, Suite 365, Princeton, NJ 08542 General and/or Director ☐ Executive Officer Check Box(es) that Apply: Promoter ■ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Newlin Capital Partners GP II, L.P. Business or Residence Address (Number and Street, City, State, Zip Code) 44 Nassau Street, Suite 365, Princeton, NJ 08542 ☐ General and/or □ Director ☐ Executive Officer Check Box(es) that Apply: Promoter ■ Beneficial Owner **Managing Partner** Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or ■ Executive Officer □ Director Check Box(es) that Apply: Promoter ■ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Beneficial Owner ■ Executive Officer □ Director ☐ General and/or Check Box(es) that Apply: ☐ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or Check Box(es) that Apply: Promoter ■ Beneficial Owner Executive Officer □ Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

		<del></del>	. <u> </u>		B. INFOR	MATION A	BOUT OF	FERING					
	·			·		<del>-</del>				-		Yes	No
1 Has	the issue	rsold ord	oes the issi	aer intend	to sell, to r	ion-accredi	ted invest	ors in this c	offering?				$\boxtimes$
								ling under				_	<del></del>
					• • •	-	•	•					
								•••••				\$1,000,0	00*
*The G	ieneral Pa	rtner reser	ves the rigl	nt to accep	t a smaller	participati	on.					Yes	No
2 0				hi a£-	نسن مامستم	•9							  ⊠
3. Doe	s the one	ring permi	ı joint own	ersnip or a	single uni	l í						U	
any the SEC liste	commissioffering. Cand/or v	ion or simi If a person vith a state	lar remune to be liste or states, l	ration for d is an ass ist the nam	solicitation ociated per ne of the br	of purchas son or age oker or dea	sers in con nt of a bro iler. If moi	l or given, onection with the decision with the decision with the decision of	h sales of er register (5) perso	securition seed with the security seed with the security	es in the		
		name first ge Capital		ual)									
		dence Add Street, 4 <sup>th</sup>				State, Zip (	Code)						
		ated Broke			,								
						Solicit Purc							All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE	] [DC]	[FL	.]X [	GA]	[HI]	[ID]
[IL]	[N]	[lA]	[KS]	[KY]				-			MN]	[MS]	[MO]
[MT]	[NE]	[NV]			[NM]		-	_	-		OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	X [UT]	[VT]	[VA	] [WA]	[ w	V] [	WI]	[WY]	[PR]
Full Na	ame (Last	name first	, if individ	ual)						<del></del>			
Busine	ss or Resi	idence Add	lress (Num	ber and St	rect, City,	State, Zip (	Code)			•		-	-
Name (	of Associa	ated Broke	r or Dealer										
						Solicit Purc				******			All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[H]	!] [1	D]
[IL]	[IN]	[lA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[M	S] [!	MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[O]	-	PA]
[RI]	[SC]	(SD)	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[W	Y} [I	PR]
Full Na	ame (Last	name first	, if individ	ual)		. <u> </u>							
Busine	ss or Resi	idence Add	lress (Num	ber and St	reet, City,	State, Zip (	Code)					-	
Name o	of Associa	ated Broke	r or Dealer						.,				
						Solicit Purc							All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[H]	1) [1	D]
[IL]	[IN]	[lA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	_		ио)
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[0]		PA}
(RII	(SC)	ISDI	[TN]	[TX]	TUT	[VT]	[VA]	[WA]	[WV]	[W]]	ſW	'Y} [I	PR]

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

<sup>\*</sup>The general partner reserves the right to accept smaller investments.

#### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged. Aggregate Amount Already Offering Price Sold Type of Security \$0 Debt..... \$0 \$0 Equity Preferred Common \$0 \$0 Convertible Securities (including warrants) Partnership Interests \$200,000,000 \$74,899,743.00 \_\_)..... \$200,000,000\*\* \$74,899,743.00 Total ..... Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number Dollar Amount Investors of Purchases Accredited Investors.... \$74,899,743.00 Non-accredited Investors Total (for filings under Rule 504 only)..... S Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1. Type of **Dollar Amount** Type of Offering Security Sold Rule 505 Regulation A Rule 504..... \$ Total..... 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. S-0-Transfer Agent's Fees $\boxtimes$ S-0-Printing and Engraving Costs.... Legal Fees ..... $\boxtimes$ \$80,500.00 S-0- $\boxtimes$ Accounting Fees.....

 $\boxtimes$ \$-0-\$-0-

 $\boxtimes$ 

 $\boxtimes$ 

 $\times$ 

\$384,000.00

\$464,500.00

Engineering Fees.

Sales Commission (specify finders' fees separately)

Other Expenses (identify) <u>Travel and Placement Fees</u>....

Total.....

<sup>\*\*</sup>The General Partner reserves the right to offer a greater amount of limited partnership interests.

	C. OFFERING	PRICE, NUMBER OF INVESTORS, EXPENSES AN	D USE OF PROCEEDS		
b.	and total expenses furnished in res	ggregate offering price given in response to Part C ponse to Part C – Question 4.a. This difference is the contract of the con	he "adjusted	<u>\$74,435,243</u> .0	00
5.	for each of the purposes shown. It and check the box to the left of	djusted gross proceeds to the issuer used or propose if the amount for any purpose is not known, furnish the estimate. The total of the payments listed make r set forth in response to Part C – Question 4.b about 1.5 miles of the payments	h an estimate ust equal the		
			Payments to Officers, Directors & Affiliates	Payments To	
	Salaries and fees		🗆 <u>\$</u>	<u> </u>	
	Purchase of real estate		🗆 <u>s</u>	<u> </u>	
	Purchase, rental or leasing and	installation of machinery and equipment	🗅 <u>\$</u>	<u> </u>	
	Construction or leasing of plan	nt buildings and facilities	🗆 <u>s</u>		
	offering that may be used in ex	s (including the value of securities involved in this schange for the assets or securities of another issue	r 🗆 <u>\$</u>	\$	
	Repayment of indebtedness		🗆 <u>\$</u>	<u> </u>	
	Working capital		🗆 <u>\$</u>	<u> </u>	
		f investments in real estate oriented funds	🗆 <u>\$</u>	፟ \$74,435,24	43.00
	Column Totals		□ <u>\$</u>	<u> \$ 74,435,</u> 24	3.00
	Total Payments Listed (column	n totals added)		74,435,243.00	
		D. FEDERAL SIGNATURE	<u>-</u>		
foll	owing signature constitutes an unde	o be signed by the undersigned duly authorized per rtaking by the issuer to furnish to the U.S. Securitie ished by the issuer to any non-accredited investor p	s and Exchange Commis	sion, upon written	
Isst	uer (Print or Type)	Signature	Date		
Ne	wlin Realty Partners II, LP	Phhet J. And	June 19	<u>, 2</u> 008	
Nai	me of Signer (Print or Type)	Title of Signer (Print or Type)			
Rol	bert L. Honstein	Senior Managing Director of the General P	artner of the General Part	ner of the Issuer	

# -ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			<del></del>
· · ·	presently subject to any of the disqualification provision	ons	Yes [.]	No ⊠
	See Appendix, Column 5, for state response.			
2. The undersigned issuer hereby undertakes Form D (17 CFR 239.500) at such times a	s to furnish to any state administrator of any state in whats required by state law.	ich this notice is fi	led, a noti	ce on
3. The undersigned issuer hereby undertake issuer to offerees.	es to furnish to the state administrators, upon written r	equest, informatio	n furnishe	d by the
Limited Offering Exemption (ULOE) of	e issuer is familiar with the conditions that must be satis the state in which this notice is filed and understands the ishing that these conditions have been satisfied.			
The issuer has read this notification and known undersigned duly authorized person.	ows the contents to be true and has duly caused this no	tice to be signed o	on its beha	lf by the
Issuer (Print or Type)	Signature	Date		
Newlin Realty Partners II, LP	What I Hort	June 19 ,	2008	
Name (Print or Type)	Title (Print or Type)			
Robert L. Honstein	Senior Managing Director of the General Partner of the	ne General Partner	of the Iss	uer

#### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

## APPENDIX

1		)	3		·	4			5	
	Intend to sell to non-accredited investors in State (Part B-Item 1)  Type of security and aggregate offering price offered in state (Part C-Item 1)			Type of investor and amount purchased in State  (Part C-Item 2)					Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
				Number of Accredited		Number of Non-Accredited				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
AL							<del></del>			
AK										
AZ									0	
AR										
CA		Ø	Up to \$200,000,000 in limited partnership interests	1	\$750,000	0	0	0	⋈	
со										
СТ					<del>-</del>					
DE							·			
DC										
FL		Ø	Up to \$200,000,000 in limited partnership interests	1	\$5,000,000	0	0		Ø	
GA								0		
HI										
ID								0		
1L		⊠	Up to \$200,000,000 in limited partnership interests	2	\$3,500,000	0	0		⊠	
IN	0									
IA							•			
KS										
KY										
LA										
ME										
MD										
MA		Ø	Up to \$200,000,000 in limited partnership interests	l	\$7,000,000	0	0	0	Ø	
MI										
MN		a								
MS										

## APPENDIX

1	2 3 4							5	
	Intend to non-a	Type of security and aggregate ccredited offering price Type of investor and sin State offered in state amount purchased in St			investor and rchased in State	Disqualific under State U (if yes, att explanatio waiver gran (Part E-Iten			
-		,		Number of		Number of Non-Accredited			
State	Yes	No		Accredited Investors	Amount	Investors	Amount	Yes	No
МО									
MT									
NE									
NV									
NH									
ŊJ		⊠	Up to \$200,000,000 in limited partnership interests	3	\$50,649,743	-0-	-0-		×
NM					. '				
NY		⊠	Up to \$200,000,000 in limited partnership interests	-0-	-0-	-0-	-0-		⊠
NC									
ND									
ОН		Ø	Up to \$200,000,000 in limited partnership interests	1	\$5,000,000	0	0		⊠
ОК									
OR							<del></del>	0	
PA									
RI									
SC									
SD									
TN									
TX		⊠	Up to \$200,000,000 in limited partnership interests	1	\$3,000,000	0	0		⊠
UT									
VT									
VA									
WA							<del>-</del>		
wv								0	
WI								0	

#### APPENDIX 5 2 3 4 Disqualification Type of security and aggregate under State ULOE (if yes, attach Intend to sell offering price offered in state explanation of to non-accredited Type of investor and waiver granted) amount purchased in State investors in State (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) (Part C-Item 1) Number of Number of Accredited Non-Accredited Investors Amount Investors Amount Yes No State Yes No WY PR

